ICCREM 2018

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Analysis of Real Estate and the Construction Industry

ASCE

Edited by
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Geoffrey Q. P. Shen; and

CONSTRUCTION INSTITUTE

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Analysis of Real Estate and the Construction Industry

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Preface

We would like to welcome you to the 2018 International Conference on Construction and Real Estate Management (ICCREM 2018). Harbin Institute of Technology, Louisiana State University, Hong Kong Polytechnic University, University of Alberta, Luleå University of Technology, Heriot-Watt University, Marquette University, Karlsruhe Institute of Technology, Guangzhou University. The Conference is a continuation of the ICCREM series which have been held annually since 2003.

The theme for this conference is "Innovation Technology and Intelligent Construction". It especially highlights the importance of innovation technology for construction engineering and management. The conference proceedings include 138 peer-review papers covered fourteen important subjects. And all papers went through a two-step peer review process. The proceedings of the congress are divided into four parts:

- Innovative Technology and Intelligent Construction
- Sustainable Construction and Prefabrication
- Analysis of Real Estate and Construction Industry
- Construction Enterprises and Project Management

On behalf of the Construction Institute, the American Society of Civil Engineers and the 2018 ICCREM Organizing Committee, we welcome you and wish you leave with a wonderful experience and memory at ICCREM 2018.

Professor Yaowu Wang　　　　**Professor Yimin Zhu**
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Indemnification Housing Policy Satisfaction of Low and Middle-Income Group in China: Empirical Study Based on CGSS 2015 Data

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ABSTRACT

The housing security system has achieved considerable development since China established it in 1998. However, there are still many deficiencies in the indemnification housing system. This research attempts to examine the issue of low and middle-income group's satisfaction with indemnification housing policy from a micro perspective based on CGSS 2015 data. This research used two-step cluster analysis method to define low and middle-income groups, and a multiple linear regression model to explore the influencing factors. It is found that three factors: the housing area, socioeconomic status compared to peers, personal perceived social fairness significantly affect the satisfaction of the low and middle-income groups on the policy. This research gave explanations for satisfaction with indemnification policy among low and middle-group in China. On the basis of this, suggestions are provided for the formulation of policy.

INTRODUCTION

Since Engels published "On Housing Problem" in 1870, the research on housing issues has never been interrupted by the social science community. Under the background of China's rapid economic development and accelerating urbanization process, indemnification housing has become the key to solve the problem of government and market failure (Cao and Keivani 2014).

Indemnification housing includes：low-rent housing, affordable housing, price-fixed housing and public rental housing. Official definition of object for indemnification housing is for families with low and middle-income and with housing difficulties. The low and middle-income group are the collective names of official protection objects for social security, but in no way do they refer to group divided by income. Therefore, the division of group needs further study.

In order to ensure "everybody has housing", to achieve stable and sustainable development of society, the government has introduced a series of policies. At present, after years of construction and development, the construction of China's housing security supply system is becoming more and more improved. However, there are problems such as the remoteness of indemnification housing, imperfect supporting facilities, insufficient supply and structural imbalances occurred in China's construction of the housing security system. In 2015, 10050 sets of affordable housing in the Baisha Bay Area of Qingdao received only 200 applications within two years of open sales. In 2017, the vacancy rate of affordable housing in Longgang District, Shenzhen exceeded 1/3.

Therefore, it is necessary to evaluate the satisfaction of the policy of indemnification housing so as to solve the problem of inconsistency between policy orientation and people's needs (Ibem and Aduwo 2013).

For indemnification housing satisfaction, the academia focuses on the factors that cause